



NEENAH PLAN COMMISSION

January 11, 2022

4:15 P.M.

Council Chambers – City Administration Building

-
1. Approval of Minutes: **December 7, 2021**
 2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
 3. Public Hearings:
 - a. Community Health District - Master Plan Amendment #1-22
 - b. Community Health District - Project Plan Approval #1-22
 4. Action Items:
 - a. Community Health District - Master Plan Amendment #1-22
 - b. Community Health District - Project Plan Approval #1-22
 5. Discussion Items: None
 6. Announcements and future agenda items:
 - a. Next Meeting: January 25, 2022

**Neenah City Hall is accessible to the physically disadvantaged.
If special accommodations are needed please contact the
Department of Community Development Office
at 886-6125 at least 24 hours in advance of the meeting.**

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, December 7, 2021
4:15 p.m.

Present:

Mayor Dean Kaufert, Chairman	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	David Williams	ABSENT
Kate Hancock-Cooke	ABSENT	Karen Genett	PRESENT	Betsy Ellenberger	PRESENT
Gerry Andrews	PRESENT	Ald. Jane Lang, Vice Chairperson	PRESENT		

Also present:

Brad Schmidt, Deputy Director of Community Development	Rachael Eiting, Administrative Assistant, Department of Community Development	Jared Schmidt, Robert E Lee & Associates on behalf of Club Car Wash
Jamie Michael Thienel, Owner of 996 S Lake St. & 990 S Lake St.	Jordan Thienel, on behalf of Auto Trim Design	Kelly French, Gries Architecture on behalf of Bergstrom Automotive

Minutes: MSC Lang/Kaiser the Plan Commission to approve the October 26, 2021 meeting minutes. Motion passed.

Public Appearances:

Mayor Kaufert opened the public appearance section. No one from the public spoke.

Public Hearings:

None.

Action Items:

A. Site Plan Review 1201 W Winneconne Ave – Car Wash

Club Car Wash has submitted a site plan for the construction of a car wash located at 1201 W. Winneconne Avenue. The subject property, located on the northwest corner of Winneconne Avenue and Tullar Road, is currently undeveloped and is 1.7 acres in size. Land south and east of the subject site includes commercial uses while land to the north is a quarry and land to the west includes a religious institution and residences. The subject property is zoned C-1, General Commercial District. Land to the west and south is located in the Town of Neenah, while land to the east is zoned PDD and I-1, Planned Business Center District and Land to the south is zoned C-1.

An automotive and truck wash is a permitted use in the C-1 District, which is defined as a use which conforms to the purposes objective, requirements, regulations, and performance standards of the district. The proposed development includes a 6,044 square foot building. The building include and office, storage room, the wash bay, and equipment room.

Access to the property is from Winneconne Avenue, which is a right-in/right-out driveway and a full access driveway along Tullar Road. Vehicles entering the car wash will queue along the north side of the building in a two-land drive aisle. Vehicles exiting the car wash have an option to leave the site via the driveways along Winneconne Avenue or Tullar Road or they can utilize the vacuum area located along Winneconne Avenue, south of the building. The vacuum area includes 20 stalls. A storm water facility is proposed to be located on the southeast corner of the site.

The facility is proposed to be open Monday through Saturday 7:00AM to 8:00PM and Sunday 7:00AM to 7:00PM. There will be 3-4 employees on-site during all hours of operation.

Jared Schmidt a representative on behalf of Club Car Wash from Robert E Lee & Associates Inc. presented briefly regarding the proposed construction. Club Car wash originated in Missouri, this will be there first location in Wisconsin. They have been in business for 35 years and are expanding 53 locations in 2021 and 24 in 2022.

Mayor Kaufert requested clarity on the flow of traffic and the distance from the intersection. Deputy Director Schmidt indicated on the proposal drawings the traffic flow. Director Kaiser answered the distance of the driveways from the intersection is approximately 150 ft.

Mayor Kaufert asked if the city would lose the ability to place a roundabout in future with this new construction. Director Kaiser answered that he would need to look into that.

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Mayor Kaufert asked if this is a franchised location. Mr. Schmidt indicated that it is not, it is corporate owned. Mayor Kaufert asked about the approximate construction cost. Mr. Schmidt answered \$4-5 Million.

Vice Chairperson Lang registered concern about the traffic on Tullar resulting from the location of the driveway. Deputy Director Schmidt indicated that public works is looking into possibly putting a turning lane with a slip lane in that location.

Director Kaiser inquired about the locations of signs associated with this business. Deputy Director Schmidt answered the proposal includes both ground and building signs.

Member Andrews asked if the storm water pond will be a wet pond or dry pond. Deputy Director Schmidt answered the current proposal is for a dry pond.

Member Genett asked if the traffic could be impacted by the connection being made on Pendleton Rd. Director Kaiser answered affirmative, traffic at that intersection is expected to lighten. Member Ellenberger added the new high school will also lessen the traffic in the area. Vice Chairperson Lang agreed, middle school students are not able to drive.

Mayor Kaufert asked if the vacuum stations are free. Mr. Schmidt answered yes.

Mayor Kaufert asked why they chose this location with it being so close to a similar car wash. Mr. Schmidt offered that Club Car Wash feels they are the best at what they do and have found the traffic on this corner to be an ideal location.

Mayor Kaufert proposed the idea that people will just make and illegal u-turn on Winneconne. Director Kaiser agreed that that is possible and signage could be added to limit those illegal turns.

Mayor Kaufert made a statement that he does not feel that this is the best use for this corner, something better could come along later.

Member Genett offered that anything else would end up with the same traffic limitations.

Deputy Director Schmidt added this is only the second proposal he's seen in 7 years, the other of which being a gas station. Director Kaiser added there was one previously for a bank.

Deputy Director Schmidt asked the committee to consider the row of vacuums and if they feel there should be less of them. Staff will continue to review the amount of vacuum stalls and determine an alternative to buffering them from Winneconne Avenue.

MSC Lang/Ellenberger, the Plan Commission approves the site plan for a new car wash located at W. Winneconne Avenue subject to committee recommendations regarding landscaping, façade enhancements, and the site plan review letter. All aye. Motion passed.

B. Site Plan Review 996 S Lake Street – Accessory Building

Mike Thienel, owner of 996 S. Lake Street, has submitted a site plan for the construction of a 3,562 square-foot building to be used in conjunction with Auto Trim Design (990 S. Lake Street).

The subject property is approximately 16,000 square feet in size and includes a commercial building (1,872 square feet) and an out-building/utility shed (1,200 square feet). The out-building will be removed and a new 3,562 square-foot building will be constructed in the same location. The proposed building is intended to be used by the adjacent business (Auto Trim Design) which is also owned by the applicant for car detailing purposes.

The Building (47.5' x 75') maintains a minimum setback of 10 feet from the east, north and south property lines. The maximum height of the proposed building is 20 feet and includes two overhead doors. The building will be constructed with a corrugated metal exterior. The proposed building will maximize the building coverage of the subject property, meaning, no more buildings or building additions can be added.

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In addition to the proposed building, the applicant is proposing to install a grass buffer between the proposed building and the existing drive-aisle south of the property. Off-street parking will be maintained on the site and three additional stalls will be added on the south side of the proposed building totaling 8 off-street parking stalls.

Jamie Michael Thienel, owner and applicant, summarized his proposal. The business has grown and they require more space to maximize efficiency while enabling further growth. He recognizes the existing building is perhaps aesthetically unfit in this location and would like to replace it with something more pleasing to look at.

Member Genett asked if the new building will be visible to the new apartments on Winneconne Avenue. Mr. Thienel answered no.

Member Andrews inquired about landscaping. Deputy Director Schmidt answered that none is required in this case.

Mayor Kaufert asked if this expansion will create new employees. Mr. Thienel answered yes, they expect to hire 2-3 new employees.

Mayor Kaufert asked about the construction estimate. Mr. Theinel answered approximately \$300,000.

MSC Lang/Ellenberger, the Plan Commission approves the site plan for construction of a new accessory building at 996 S. Lake Street subject to the Site Plan Approval Letter. All aye. Motion passed.

C. Site Plan Review 1330 S Commercial Street – Outdoor Cooler

Cedar Bar and Grill has submitted a site plan for the installation of an outdoor cooler located at 1330 S Commercial Street.

The applicant is proposing to install a self-contained outdoor cooler located in the rear of the existing building. The cooler is approximately 128 square feet in size (8'x 16') and would be setback a minimum of 10 feet from the existing building and 10 feet from the property line to the south. The cooler is proposed to be placed on the existing parking lot. No additional asphalt or impervious area is required for this installation.

Mayor Kaufert offered that the neighboring property to the south does not have a problem with this installation so long as the setback requirement is met.

MSC Ellenberger/Lang, the Plan Commission approves the site plan for construction of installation of an outdoor cooler at 1330 S. Commercial Street subject to the Site Plan Approval Letter. All aye. Motion passed.

D. Site Plan Review 525 S Green Bay Road – Auto Sales Building

Bergstrom Automotive has submitted a site plan for the construction of a new vehicle sales building located at 525 S Green Bay Road.

The subject property is approximately 8.5 acres in size and includes the Bergstrom Ford and Lincoln Dealership and auto service center. The existing building is approximately 50,000 square feet in size. The paved area between the building and Green Bay Road is used primarily as a vehicle sales display lot and customer parking. Employee parking and additional sales display area is located in the rear or west side of the building. The site is accessed via a driveway along Green Bay Road and a driveway accessed via a shared arrangement with Festival Foods to the south.

The applicant is proposing to construct an approximately 5,700 square-foot vehicle sales building on the southeast corner of the site. This portion of the property is currently used for parking and vehicle sales display.

Member Andrews explained that he is happy to see a good looking building going up in that area specifically one that faces I-41. Member Ellenberger agreed.

Mayor Kaufert asked about the valuation of the building. Ms. French, Gries Architecture – representing Bergstrom Automotive, answered \$2-2.5 million.

Mayor Kaufert asked if this property is in TID No. 7. Deputy Director Schmidt answered it is not.

MSC Andrews/Lang, the Plan Commission approves the site plan for construction of an Auto Sales Building at 525 S. Green Bay Road subject to the Site Plan Approval Letter. All aye. Motion passed.

Discussion Items:

A. Downtown Plan

The Request for Proposals has officially been published and can be found here:
<https://www.ci.neenah.wi.us/downtownmasterplan/>. The final day to submit proposals is December 17, 2021.

Announcements and Future Agenda Items:

The December 28, 2021, meeting will be cancelled.

Next meeting: January 11, 2022.

Adjournment: The Commission adjourned its meeting at 5:23 PM MSC Kaiser/Andrews. All Aye. Motion passed.

Respectfully Submitted,



Rachael Eiting
Administrative Assistant, Community Development



M E M O R A N D U M

DATE: January 11, 2022
TO: Mayor Kaufert and Members of Plan Commission
FROM: Brad R. Schmidt, AICP, Deputy Director
RE: ThedaCare Medical Center Community Health District, Master Plan Amendment #1-22 and Project Plan Approval #1-22

Request

ThedaCare, Inc. has submitted a request to amend the Community Health District Master Plan and requests approval of a project plan for the construction of a building addition to accommodate a larger Emergency Department and to construct a new helipad on the north side of the campus adjacent to the expanded Emergency Department at its ThedaCare Regional Medical Center – Neenah facility located at 130 2nd Street.

Background

The Community Health (CH) District was created in 1991 for the purpose of assuring growth related to the ThedaCare Regional Medical Center - Neenah was planned in an orderly fashion and to recognize the long-term goal of preserving the adjacent residential neighborhoods. The CH District includes roughly 27 acres of land between First Street, Forest Avenue, Fourth Street, and Clark Street. To ensure consistent, quality development of the hospital, no new development, reconstruction or alteration can occur until a project approval has been granted by Common Council. The project approval requires consistency with the associated Master Plan for the CH District.

The Master Plan was originally adopted in 1991 in conjunction with the CH District with the goal of creating a planning framework which provides an orderly growth pattern, establishing a technical approach to infrastructure needs, addressing traffic impacts and parking needs, and ensuring that new building massing, location and landscape treatments are sensitive to the surrounding residential neighborhoods. Since its adoption, the Master Plan has been amended four times.

Consideration

Master Plan Amendment

Prior to the approval of any project within the CH District, the project shall be consistent with the Master Plan. The proposed projects necessitates a need to amend the Master Plan to include the Emergency Department building addition and the construction of a helipad on the north side of the campus.

Project Plan Approval

The proposed project includes the reconstruction of and addition to the Emergency Department located on the north side of the campus. The building addition is approximately 10,000 square feet in size and extends north of the existing Emergency Department. A new helipad is also proposed to the north of the Emergency Department addition. Finally, the project includes modifications to off-street parking, improvements to storm water facilities, and a new mechanical yard adjacent to the building addition.

Emergency Room Building Addition

The Emergency Room addition and renovation will accommodate additional care space. The building addition will extend north approximately 100 feet off of the existing Emergency Department. Customer access is located on the east side of the building. In addition, a separate covered access is located along the west side of the building providing direct accessibility to the proposed helipad. The proposed building addition will be constructed with high quality materials including glass and metal panels along the east and north sides and glass, stone and nominal face brick along the west side of the building to match the materials on the existing facade. The height of the building will be a maximum of about 20 feet.

Helipad

ThedaCare Regional Medical Center – Neenah currently has two helipads located on the southwest portion of the campus. In addition, a helicopter garage is located immediately adjacent to the helipads. The proposed helipad will be located directly north and adjacent to the Emergency Department building addition. The helipad includes a 43' by 43' touchdown and liftoff area (TLOF). Surrounding the TLOF area is the final approach and takeoff area (FATO). Both of these areas will be surfaced in concrete. Outside the FATO and TLOF areas is a designated safety area that is surrounding by a 3-foot tall decorative metal fence and is surfaced in grass. The fence perimeter will include a gate to access a trail connection between the helipad and Emergency Department.

The location of the proposed helipad will result in new approach paths. Helicopters will approach the proposed helipad from the north and from the southeast. The number of flights is not expected to increase with the new helipad. The two existing helipads will continue to be used for the storage and maintenance of the ThedaStar fleet.

Access and Off-Street Parking

The proposed projects will not impact access to the property via East North Water Street, however, access via First Street will be restricted to only employees and ambulance access. Customers will no longer be able to access First Street.

Off-street parking will be eliminated as part of the building addition and helipad projects. A total of 93 parking stalls will be eliminated. When the Master Plan was developed, one of the primary goals was to ensure off-street parking lots wouldn't creep into and erode the surrounding neighborhoods. According to the original Master Plan, once a certain parking threshold was exceeded, a parking structure would be required. Since that time, no new parking has been constructed, but ThedaCare did acquire the former Ascension Clinic on Lincoln Street along with its roughly 290 parking stalls. Due to that acquisition no new parking lots are needed as part of this project. As future projects are proposed, off-street parking requirements will be analyzed.

Landscaping

Per the landscaping ordinance, a building addition over 5,000 square feet triggers the frontage landscaping requirements. Frontage landscaping requires a minimum 10-foot landscaped strip along the street frontage of a property. In this case, frontage along East North Water Street and First Street meet or exceed this requirement. In addition, a minimum of 1 shade tree and 6 shrubs are required for every 40 lineal feet of frontage within the landscaped strip. There is currently 460 feet of frontage along both streets requiring a minimum of 12 shade trees and 69 shrubs. While there are existing plantings within the landscaped strip, it is unclear whether those plantings will be removed or remain, and if they were to remain, whether they meet the planting requirements.

The proposed landscape plan includes a significant amount of plantings along the south side of the proposed helipad and a row of shrubs along the west side of the proposed building addition. In

addition, two new shade trees and one ornamental tree is proposed between the building addition and First Street. The landscape plan does not identify the plantings in or around the proposed biofilter.

To ensure constancy with the landscape requirements, please re-submit a landscape plan meeting the planting requirements listed above. In addition, staff requests the helipad or at least the fence surrounding the helipad be shifted to the east away from the sidewalk. Due to the visibility of the helipad from First Street and East North Water Street, an evergreen hedge should be extended around the helipad fence to further buffer the helipad from the traveling public. Finally, the landscape plan shall provide greater detail regarding the plantings in and around the proposed biofilter.

Mechanical Yard

Along the west side of the proposed building addition, the applicant is also proposing a concrete pad to locate a generator and chiller. This mechanical equipment is proposed to be surrounded by a screenwall matching the color of the tan brick on the adjacent building. An evergreen hedge row will provide additional screening.

Storm Water Management

The proposed projects will reduce the total impervious area of the ThedaCare property by roughly 17,000 square feet. Since the project is disturbing more than one acre of land, the site needs to meet the 40% suspended solids reduction requirement. To accomplish this a biofilter is proposed along East North Water Street to treat storm water from the north parking lot. The remaining impervious areas storm water is collected and treated through six catch basins, each containing a two-foot sump. In total, 45.3% of the disturbed area's total suspended solids is reduced through these storm water management facilities.

Future projects on the site may require a more comprehensive review of storm water management. Due to regional storm water needs the City could participate with ThedaCare to address both the regional storm water needs and the site storm water needs.

Schedule

Construction of the building addition and helipad is scheduled to commence in early 2022 and is planned to be ready for occupancy by spring 2023.

Recommendation

Appropriate action at this time is to recommend Council approve Ordinance #2022-01, approving Master Plan Amendment #1-22 and Project Plan Approval #1-22 for the ThedaCare Medical Center Community Health District, allowing for the construction of building addition for the Emergency Department and the construction of a helipad on the north side of the campus located at 130 2nd Street.



W
N
S
E 1 inch = 200 feet

OAK ST

1ST ST

Project Location

E NORTH WATER ST

THECLA CLARK MEDICAL PLAZA

3RD ST

3RD ST

CLARK ST

LINCOLN ST

4TH ST

5TH ST

5TH ST

LINCOLN ST

WEBSTER ST



Zoning, City of Neenah

District

- C1
- R2
- R1
- PDD
- M2
- M1
- I2
- I1
- CH
- C2
- C1

ISLAND LN

E NORTH WATER ST

E FOREST AVE

1ST ST

2ND ST

3RD ST

E FOREST AVE

4TH ST

5TH ST

WEBSTER ST

E FOREST AVE

1ST ST

E NORTH WATER ST

3RD ST

LINCOLN ST

3RD ST

CLARK ST

5TH ST

LINCOLN ST

THE CLARK MEDICAL PLAZA



211 Walnut Street
Neenah, WI 54956

AN ORDINANCE: By the Neenah Plan Commission
Re: ThedaCare Medical Center Community Health
District Master Plan Amendment #1-22 and
Project Plan Approval #1-22.

ORDINANCE NO. 2022-01

Introduced: _____

Committee/Commission Action: _____

RECOMMENDED FOR PASSAGE

AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

Section 1. That pursuant to Section 26-417 of the Neenah Municipal Code, the Common Council of the City of Neenah approves the following ThedaCare Medical Center Community Health District Master Plan Amendment, as detailed in the attached Exhibit “A”, which is incorporated herein by reference.

Section 2. That pursuant to Section 26-417 of the Neenah Municipal Code, the Common Council of the City of Neenah approves the following ThedaCare Medical Center Community Health District Project Plan to allow the relocation of a heliport to north side of the campus and approve a building addition for the expansion of the Emergency Department.

Project Plan Approval #1-22, which is detailed in the attached Exhibits “B” and “C” and are incorporated herein by reference.

Section 3. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 4. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Adopted: _____

Published: _____

Approved:

Dean R. Kaufert, Mayor

Attest:

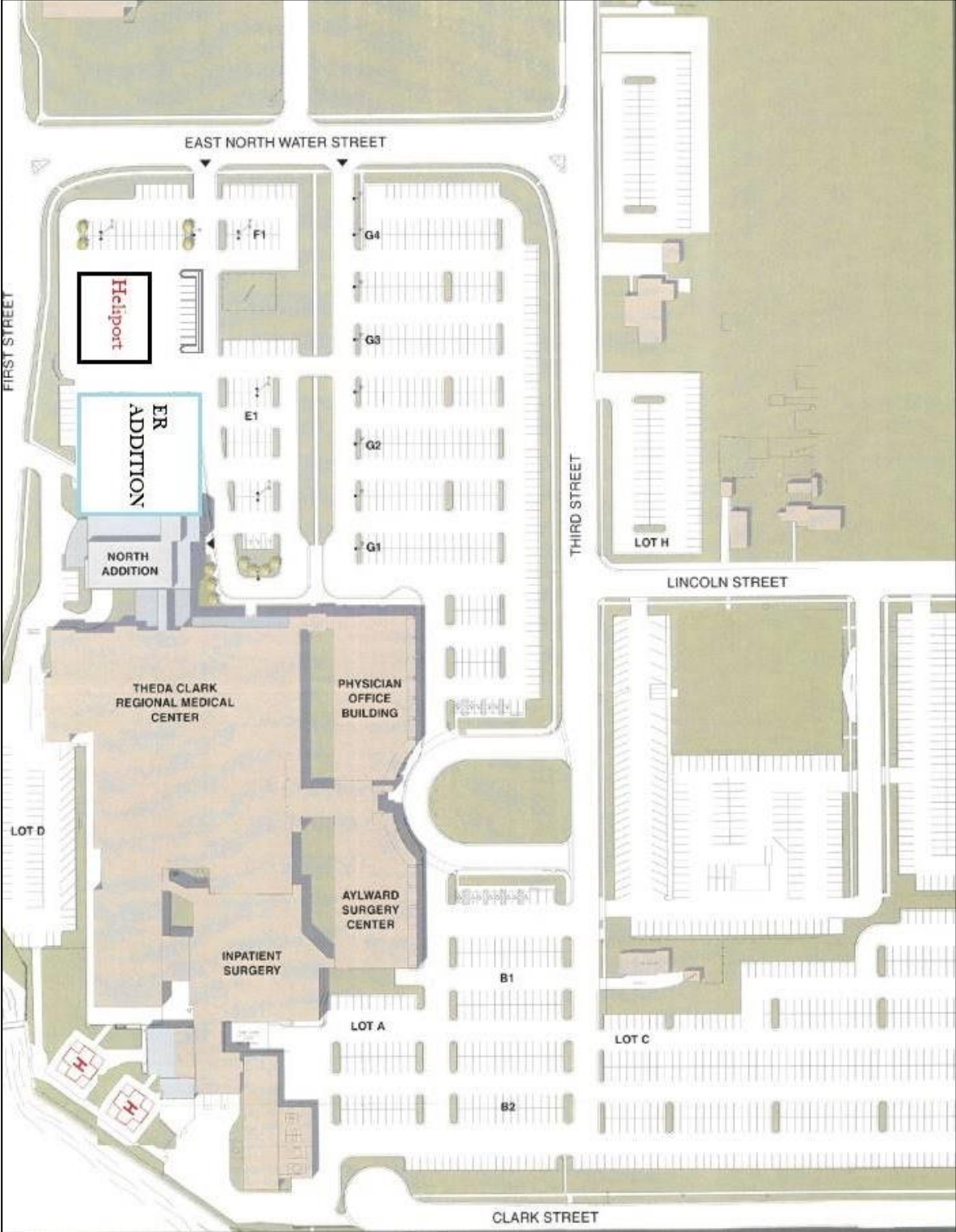
Charlotte Nagel, City Clerk

Community Health District Master Plan Amendment #1-22
THEDACARE MEDICAL CENTER

The Master Plan, originally approved on August 14, 1991, and subsequently amended on January 19, 1994, December 5, 1996, April 4, 2001, and May 1, 2002, is hereby amended per the attached Exhibit A. This amendment adds to the campus development plan a building addition for the Emergency Department on the north side of the campus and the relocation of a heliport to the north side of the campus. All of these amendments are incorporated in Project Plan Approval #1-22.

Exhibit A
Ordinance No. 2022-01
January 19, 2022

Master Plan Amendment #1-22
THEDACARE MEDICAL CENTER



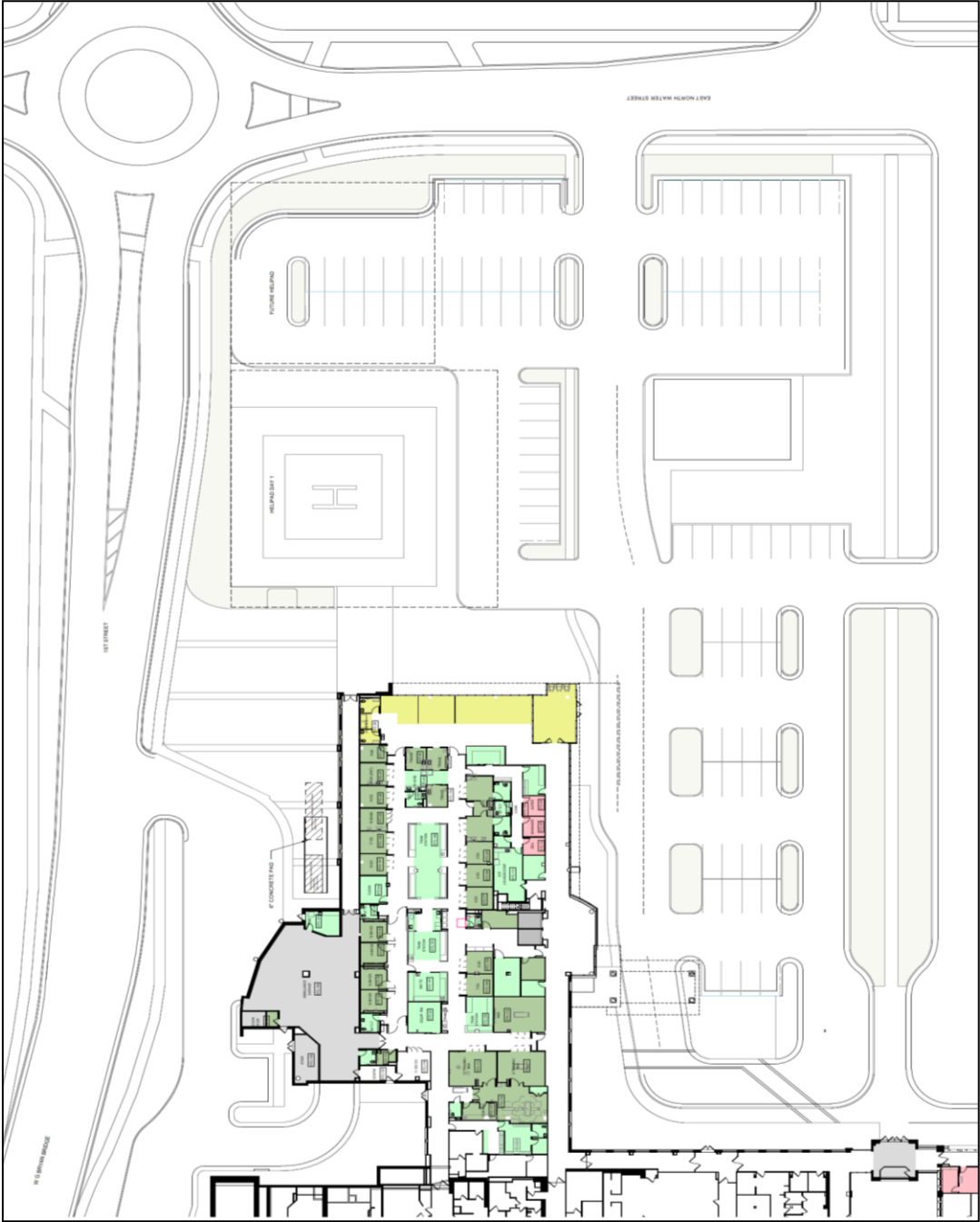
Plan Commission – January 11, 2022
Common Council – January 19, 2022

Exhibit B
Ordinance No. 2022-01
January 19, 2022

Project Plan Approval #1-22
THEDACARE MEDICAL CENTER

Construction of a new helipad on the north portion of the campus and a building expansion to facilitate a larger Emergency Department.

Exhibit C
Ordinance No. 2022-01
January 19, 2022





City of Neenah Community Development
211 Walnut Street
Neenah WI 54956
Ph 920.886.6130

January 07, 2022

PATRICK SKALECKI
GRAEF
1150 SPRINGHURST DR., STE 201
GREEN BAY, WI 54304

RE: PPA #1-22 - CH District - ThedaCare ER Addition Project Plan Review () Status Approved

Dear PATRICK SKALECKI:

We have completed our review of the plan identified above. The plan was approved per attached comments, if any. This letter is not to be construed as a zoning compliance, grading, building permit, certificate of occupancy, or a substitute for any permit or certificate required by any state or federal government entity.

Sincerely,

Brad Schmidt
Deputy Director of Community Development and Assessment
bschmidt@ci.neenah.wi.us
920-886-6126

Plan Review Comments

**Planning - Brad Schmidt -
bschmidt@ci.neenah.wi.us**

Approved

Review Comments:

1. Landscape plan - Frontage landscaping (10 foot landscaped strip along First Street and E. North Water Street) shall include a minimum of 12 shade trees and 69 shrubs. Please indicate any existing plantings within the landscape strip that will remain and include new plantings to meet the minimum requirements. Shift helipad or fence surrounding helipad away from sidewalk along First Street (minimum 5-foot separation) and include an evergreen hedgerow surrounding fence on west and north sides.
2. Biofilter - provide landscape details for the proposed biofilter.
3. Signage - Prior to installation of building signage and other signage on the site, please submit a sign permit application via the City's Inspection Portal (<https://evolvepublic.ci.neenah.wi.us/>)
4. Future Projects - All future projects or site modifications require a project plan approval. Prior to any future work, please contact the Community Development Department (920-886-6125)

**Community Development - Chris Haese -
chaese@ci.neenah.wi.us**

Approved

Review Comments:

**Engineering - Heath Kummerow - 920-886-6245
hkummerow@ci.neenah.wi.us**

Approved

Review Comments:

Advisory Comments:

Future projects will require a more comprehensive storm water management plan. Continue to work with the City to address a regional storm water management plan.

**Fire Department - Shane Krueger - 920-886-6201
skrueger@nmfire.org**

Approved

Review Comments:

**Public Works - Gerry Kaiser -
gkaiser@ci.neenah.wi.us**

Approved

Review Comments:

**Inspections - Building Commercial - Kyle Pederson - 920-886-6131
kpederson@ci.neenah.wi.us**

Approved

Review Comments:

**Inspections - Plumbing/HVAC Commercial - Daniel Brown - 920-886-6133
dbrown@ci.neenah.wi.us**

Approved

Review Comments:

Water Utility - Anthony Mach - 920-886-6180
amach@ci.neenah.wi.us

Approved

Review Comments:

There appears to be no alteration of any Water Utility assets for this project.

Traffic - James Merten - 920-886-6243
jmerten@ci.neenah.wi.us

Approved

Review Comments:

Advisory Comments:

A secondary access point for ambulances should be provided for emergency/construction situations where the driveway off of First Street could be closed. This may consist of a route from the ambulance garage around the back of the hospital connecting to Third Street or the ability to set up a temporary ambulance drop off location.



ThedaCare.

Neenah Campus Modernization

130 Second Street
Neenah Wisconsin
006677.05

Bid Package No. 4
Emergency Department

Site Plan Review Submittal
December 28, 2021

CANNONDESIGN

225 N. Michigan Ave Suite 1100
Chicago, IL 60601
P: 312.332.9600
F: 312.332.9601

BOSTON NEW YORK BALTIMORE WASHINGTON DC BUFFALO TORONTO COLUMBUS PITTSBURGH DALLAS
CHICAGO ST. LOUIS IRVINE DENVER HOUSTON LOS ANGELES MUMBAI

Consultants:

Owner's Representative
HPlex Solutions
65 Hidden Meadows Drive
Powell, OH 43065
614.486.9620

Construction Manager
Miron Construction Co. Inc.
1740 Rockwell Centre
Neenah, WI 54956
920.969.7393

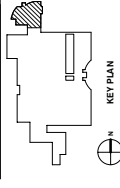
Food Service
Rippe & Associates
10400 Taylor Circle Drive
Minnetonka, MN 55343
952.933.0313

Medical Equipment Planner
MEG Corp
1100 Wainwright Road
Suite 200
Naperville, IL 60563
630.527.2320

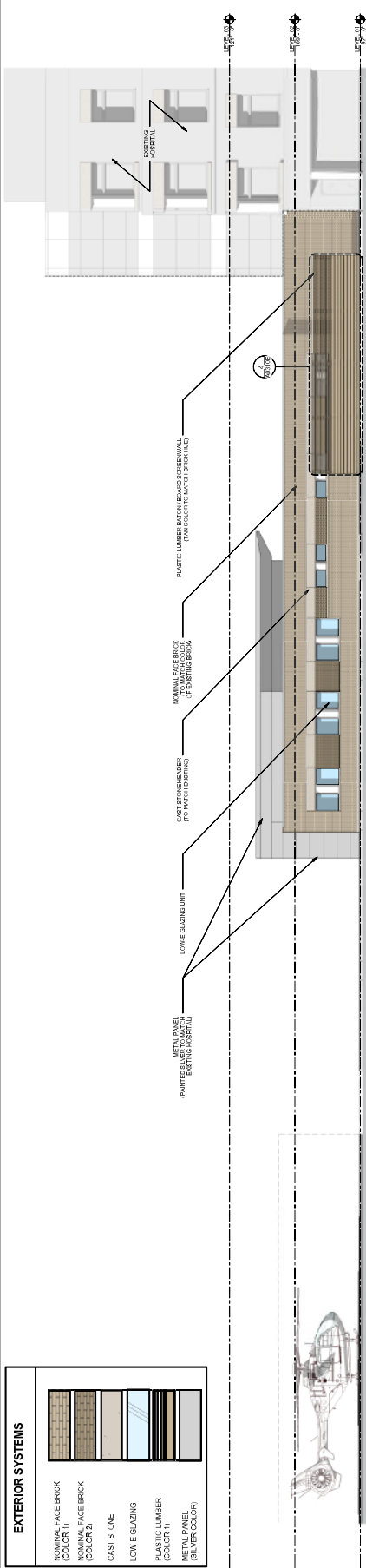
Civil and Landscape
n Grad
1150 Springst Drive
Suite 200
Green Bay, WI 54304
920.592.9440



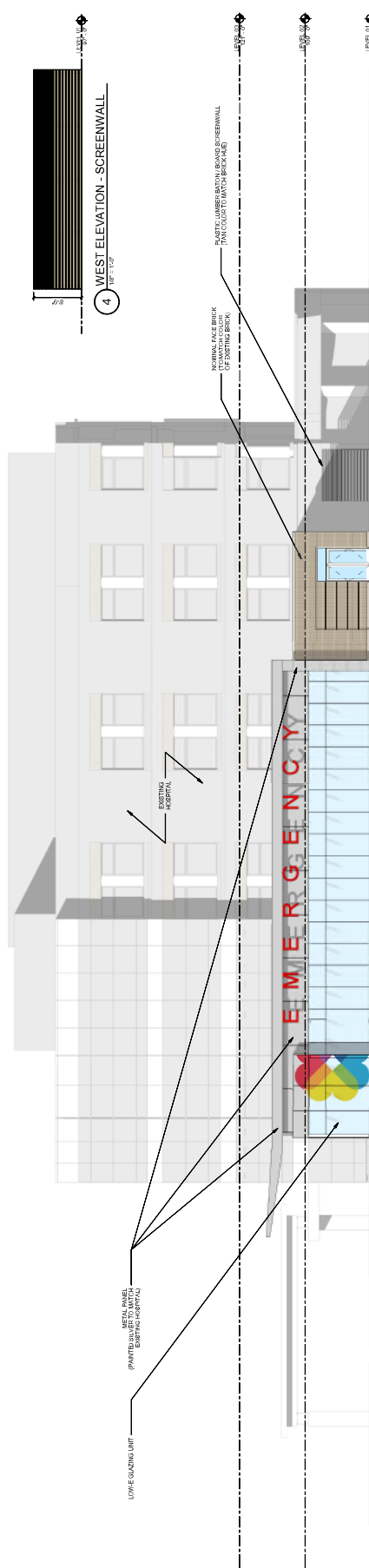
1 ARCHITECTURAL SITE PLAN
F-2024



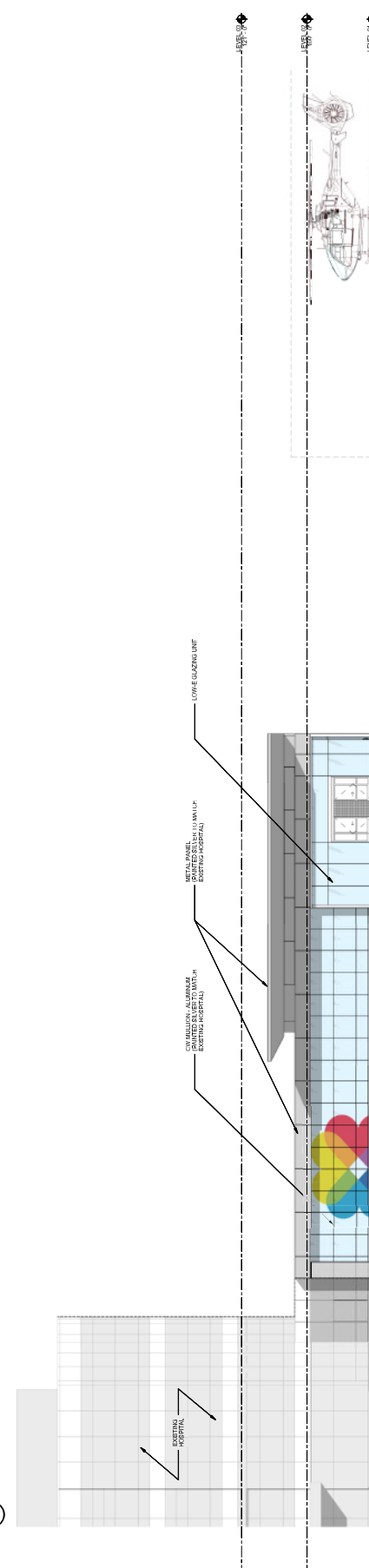
EXTERIOR SYSTEMS	
	NORMAL FACE BRICK (COLOR 1)
	NORMAL FACE BRICK (COLOR 2)
	CAST STONE
	LOW E GLAZING
	PLASTIC LUMBER (COLOR 1)
	METAL PANEL (SILVER COLOR)



3 WEST ELEVATION
10'-0" TYP



2 NORTH ELEVATION
10'-0" TYP



1 EAST ELEVATION
10'-0" TYP



The daCare.
The daCare
Neenah Campus
Modernization
Bid Package No. 4
Emergency Department

CANNONDESIGN

225 N. Lincoln Ave., Suite 1100
Oshkosh, WI 54901
P: 920.233.9600
F: 920.233.9611
www.cannondesign.com

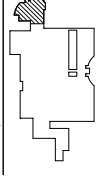
Owner's Representative
The Clavin Corporation
1100 State Street, Suite 100
Neenah, WI 54956
P: 920.857.5250
F: 920.857.5250
www.clavin.com

Architect
CANNON DESIGN, INC.
1100 State Street, Suite 100
Neenah, WI 54956
P: 920.857.5250
F: 920.857.5250
www.cannondesign.com

Medical Equipment Planner
The Clavin Corporation
1100 State Street, Suite 100
Neenah, WI 54956
P: 920.857.5250
F: 920.857.5250
www.clavin.com

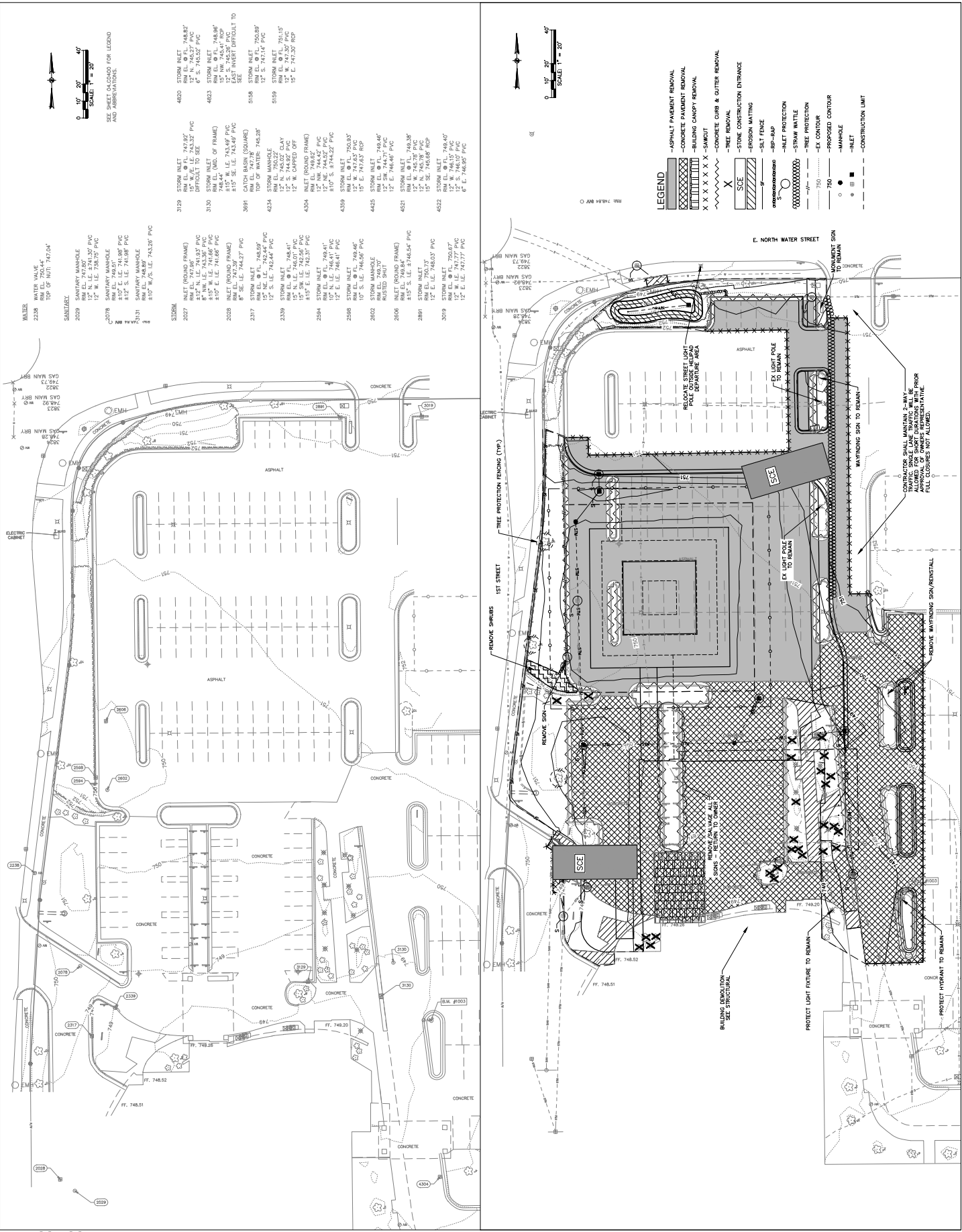
Civil and Landscape
The Clavin Corporation
1100 State Street, Suite 100
Neenah, WI 54956
P: 920.857.5250
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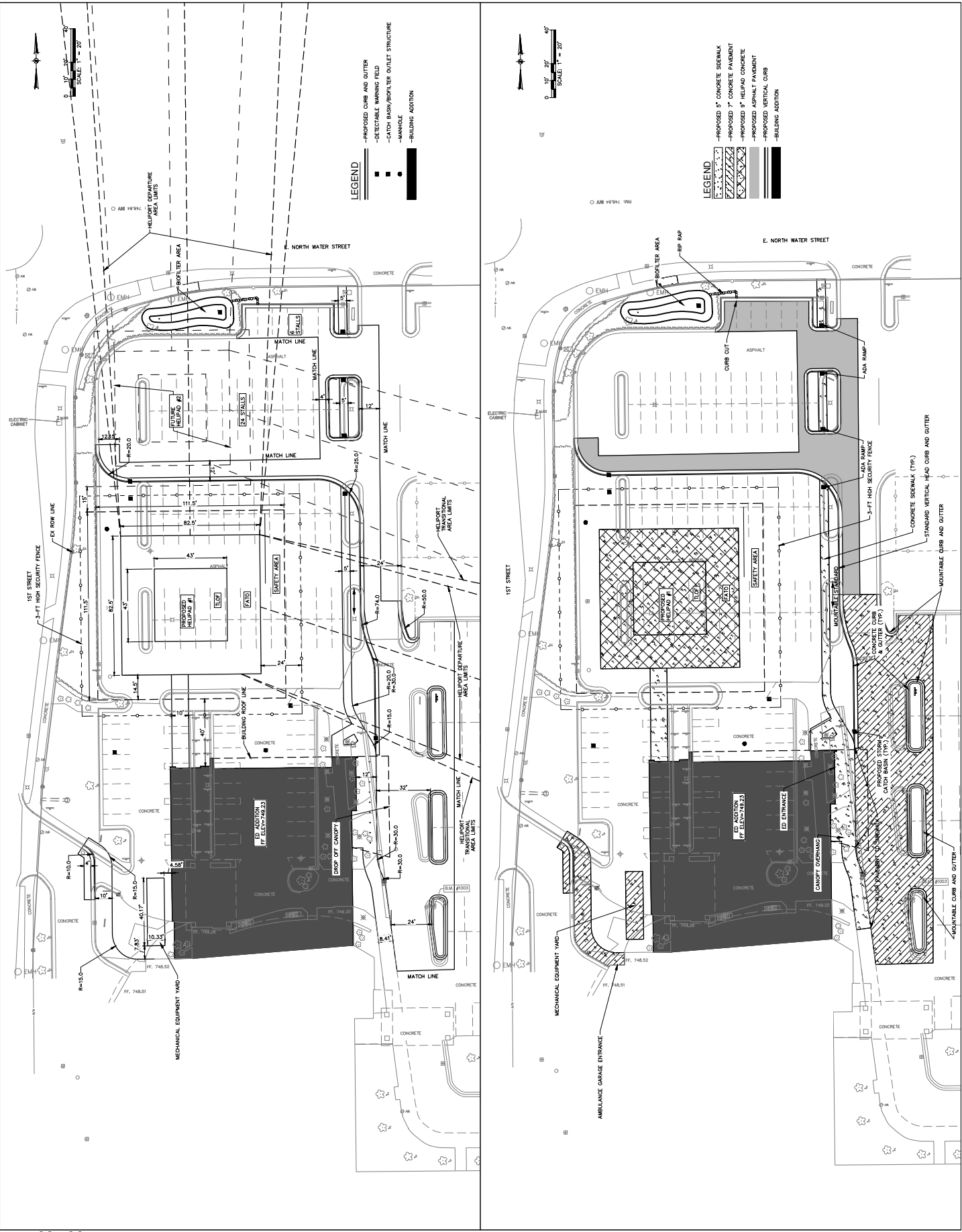
Site Plan Review Submitted Dec. 26, 2021
Rev. Description: RFA Date



Drawing Title
EXTERIOR RENDERING

Project No.: 00877.03 Created By: JPS





TheadaCare
 Neenah Campus
 Modernization
 Bid Package No. 4
 Emergency Department

CANNON DESIGN
 1100 Valley Forge Road
 Suite 100
 Channahon, IL 61515
 P: 815.333.0600
 F: 815.333.0601
 www.cannondesign.com

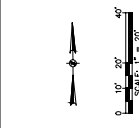
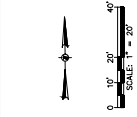
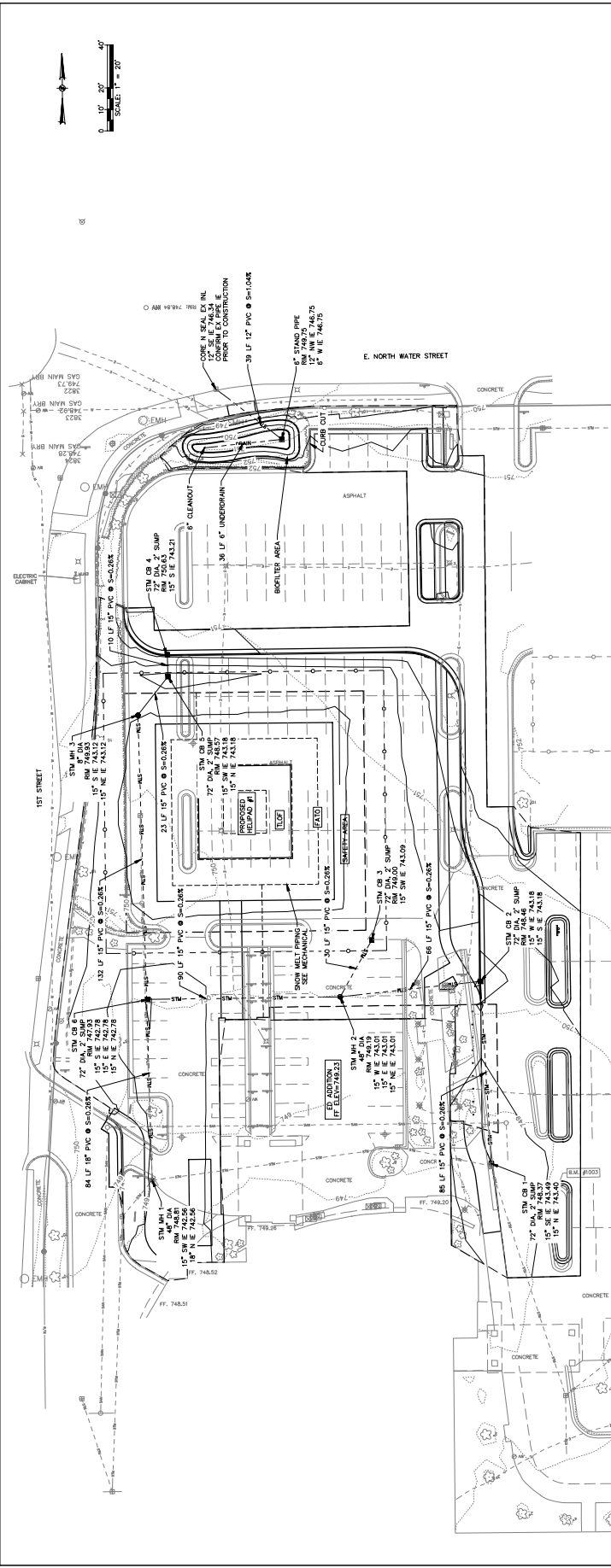
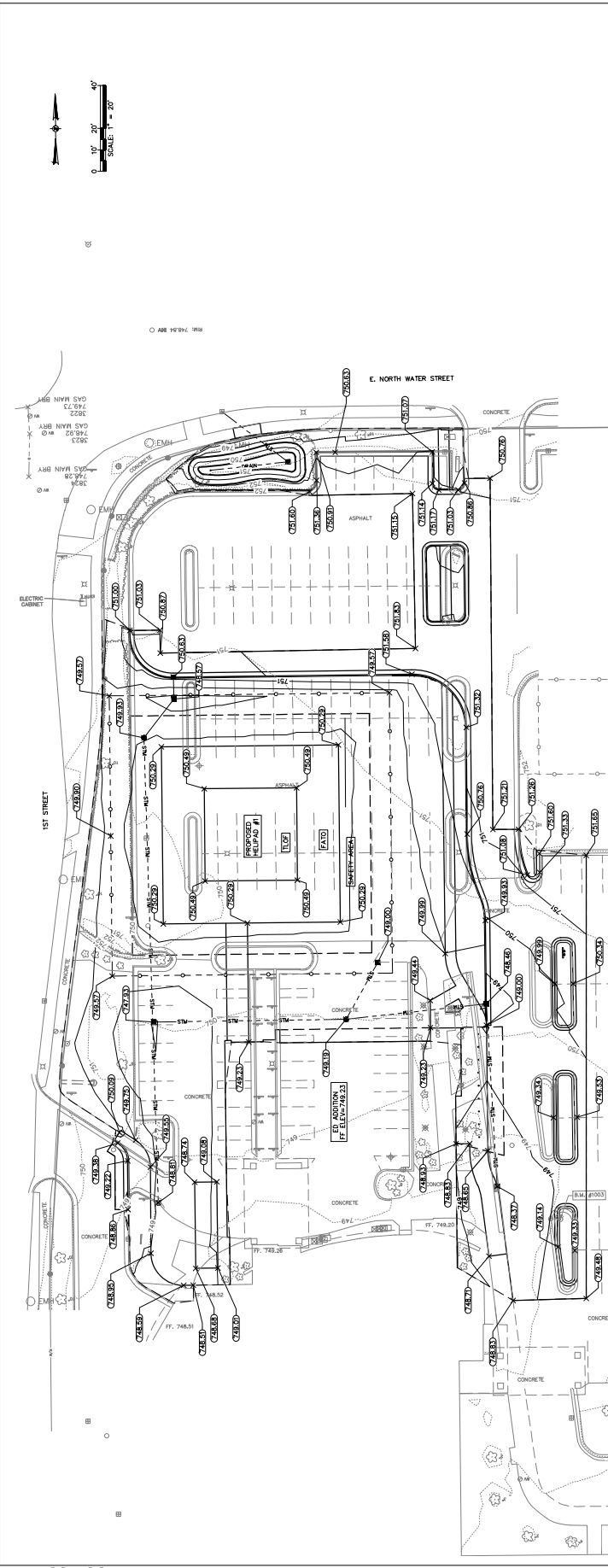
Owner's Representative
 TheadaCare
 615 North Lincoln Drive
 Neenah, WI 54956
 P: 920.701.2000
 F: 920.701.2000

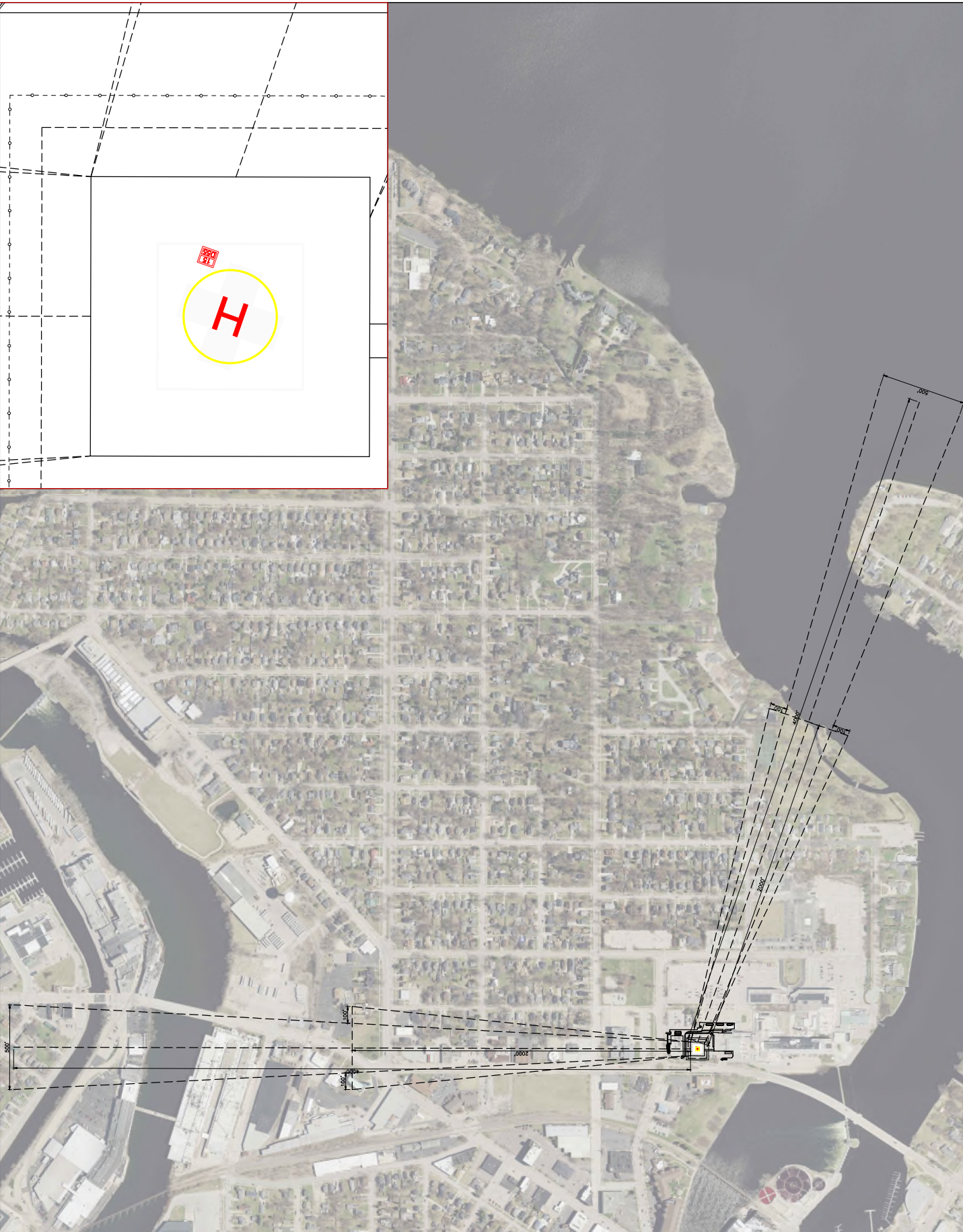
Architect
 Cannon Design
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 Channahon, IL 61515
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 F: 815.333.0601

Medical Equipment Planner
 Cannon Design
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1. BIDDING/REVIEW SUBMITTAL 2. RECORD
 No. Description SFA Date
 KEY PLAN
 Drawing Title
SITE LAYOUT AND PAVING PLAN
 Project No.: 20081703 - Community Center
04.C0200





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ThedaCare
 ThedaCare
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 Modernization
 Bid Package No. 4
 Emergency Department

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Medical Approval Manager
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City and Landscape
 1100 Water Works Road
 Neenah, WI 54956
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 F: 920.333.0001

1 SITE PLAN REVIEW SUBMITTAL 28 DEC 2021
 No. Description SFA Date
 Drawing Title
 PROJECT: 0805713 - Oakleafy Pk
 KEY PLAN

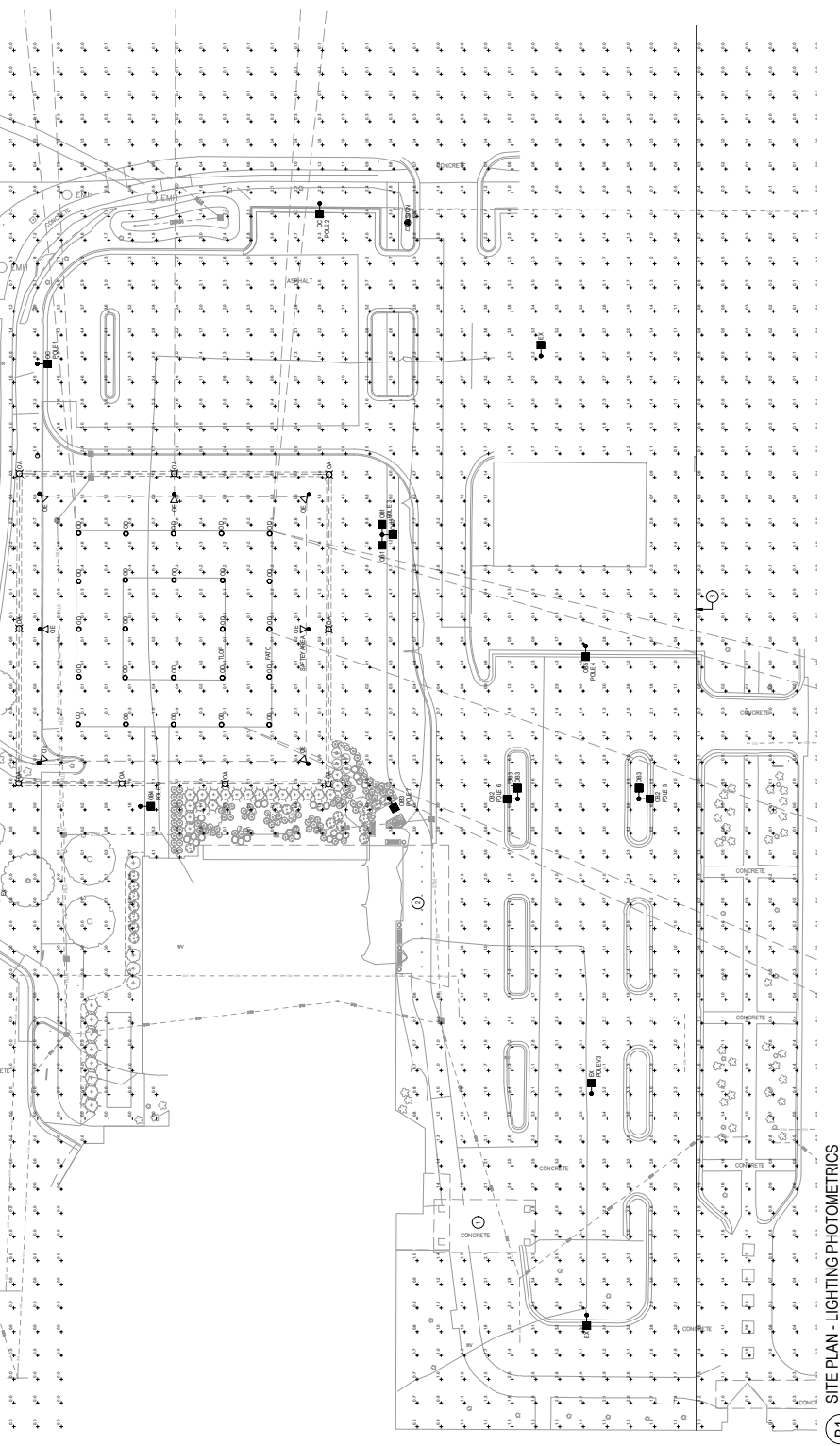
Owner's Representative
 TheCannCare
 1500 Wisconsin Road
 Neenah, WI 54956
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 Fax: 920.705.5001
 Email: info@thecanncare.com

Architect
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 Chicago, IL 60638
 Phone: 312.332.8000
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MEP Electrical Consultant
 1500 Wisconsin Road
 Neenah, WI 54956
 Phone: 920.705.5000
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 Email: info@thecanncare.com

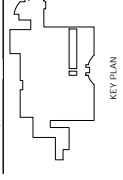
Contract Landscape
 1500 Wisconsin Road
 Neenah, WI 54956
 Phone: 920.705.5000
 Fax: 920.705.5001
 Email: info@thecanncare.com

- GENERAL NOTES**
1. SITE PLAN (THIS SHEET) IS FOR INFORMATION ONLY. THE FINAL DESIGN SHALL BE DETERMINED BY THE ARCHITECT AND ENGINEER.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. THE CALCULATION TABLES ARE FOR INFORMATION ONLY. THE FINAL DESIGN SHALL BE DETERMINED BY THE ARCHITECT AND ENGINEER.
- KEY NOTES: THIS SHEET**
- LIGHTING FIXTURES NOT INCLUDED IN THE CALCULATION
 - LIGHTING FIXTURES INCLUDED IN THE CALCULATION
 - LIGHTING FIXTURES NOT INCLUDED IN THE CALCULATION
 - LIGHTING FIXTURES INCLUDED IN THE CALCULATION

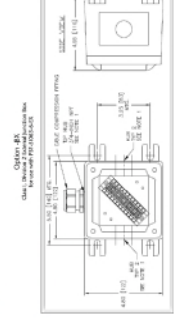
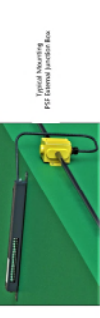


Room	Area (sq ft)	Footcandle (fc)	Footcandle (fc)	Footcandle (fc)	Footcandle (fc)	Footcandle (fc)	Footcandle (fc)	Footcandle (fc)	Footcandle (fc)
RECEPTION	1,200	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WAITING AREA	2,500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
EXAM ROOMS	1,500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
LABORATORY	1,000	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PHOTOCOPY ROOM	500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
STORAGE	1,000	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
OFFICE	1,500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
CONFERENCE ROOM	1,000	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
RESTROOMS	500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
MECHANICAL ROOM	500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
UTILITY ROOM	500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
ENTRANCE	1,000	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
RECEPTION	1,200	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WAITING AREA	2,500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
EXAM ROOMS	1,500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
LABORATORY	1,000	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PHOTOCOPY ROOM	500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
STORAGE	1,000	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
OFFICE	1,500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
CONFERENCE ROOM	1,000	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
RESTROOMS	500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
MECHANICAL ROOM	500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
UTILITY ROOM	500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
ENTRANCE	1,000	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

B) SITE PLAN - LIGHTING PHOTOMETRICS
 SCALE: 1/8"=1'-0"

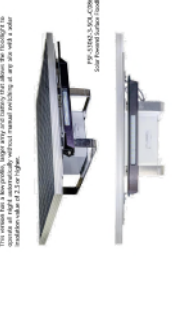


POINT LIGHTING
 THE OE
 POINT SURFACE FLOODLIGHT
 PSF LED
 HELIPORT LOW PROFILE FLOODLIGHT
 EXTERNAL JUNCTION BOXES



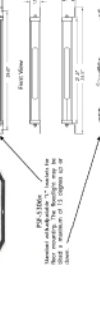
POINT LIGHTING
 THE OE
 POINT SURFACE FLOODLIGHT
 PSF LED
 HELIPORT LOW PROFILE FLOODLIGHT
 PORTABLE SOLAR POWERED

PSF-5100S-SP
 This solar powered LED surface floodlight is a 1.6m high profile 7000K surface flood light with 1000 lumens. It is portable to a maximum surface to 10m (32 feet) from the power source. It is powered by a 12V battery pack and a solar panel. It is designed for use in remote areas where power is not available. It is ideal for use in emergency situations, search and rescue operations, and for use in areas with no power.



POINT LIGHTING
 THE OE
 POINT SURFACE FLOODLIGHT
 PSF LED
 HELIPORT LOW PROFILE FLOODLIGHT
 SAFE AREA & HAZARDOUS AREA

PSF-5100S-2 - Recessed Canopy with 5070K
 PSF-5100S-2 is compatible with the PSF-5100S-2 recessed canopy. It is designed for use in safe areas and hazardous areas. It is ideal for use in areas where power is not available. It is designed for use in areas where power is not available. It is designed for use in areas where power is not available.



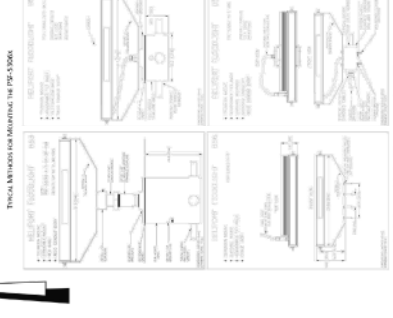
POINT LIGHTING
 THE OE
 POINT SURFACE FLOODLIGHT
 PSF LED
 HELIPORT LOW PROFILE FLOODLIGHT
 SAFE AREA & HAZARDOUS AREA

PSF-5100S-1
 PSF-5100S-1 is compatible with the PSF-5100S-1 recessed canopy. It is designed for use in safe areas and hazardous areas. It is ideal for use in areas where power is not available. It is designed for use in areas where power is not available. It is designed for use in areas where power is not available.



FIXTURE TYPE OE

POINT LIGHTING
 THE OE
 POINT SURFACE FLOODLIGHT
 PSF LED
 HELIPORT LOW PROFILE FLOODLIGHT
 SAFE AREA & HAZARDOUS AREA



FIXTURE TYPE OE

